

Massachusetts Department of Environmental Protection Provided by MassDEP:

Bureau of Resource Protection - Wetlands

A. General Information

WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number Walpole

City/Town

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.





Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

15 Pinnacle Drive		Walpole	02032
a. Street Address		b. City/Town	c. Zip Code
Latitude and Long	itude [.]		
•		d. Latitude	e. Longitude
Map 19 f. Assessors Map/Plat	Mumahaa	Parcel 182	
i. Assessors Mapirial	Number	g. Parcel /Lot Numb	er
Applicant:			INEGE INE
Louis		Petrozzi	
a. First Name		b. Last Name	APR 04 2023
Wall Street Develo	opment Corp.	D. 200110	ULU AT 1 0 4 2023
c. Organization	pinoni ooip.		OOMOZDI WIENI OO
Two Warthin Circle	9		CONSERVATION COMMISSI
d. Street Address			
Norwood		MA	02062
e. City/Town		f. State	g. Zip Code
671-922-8700		lou@wallstreetdevel	opment.com
h. Phone Number	i. Fax Number	j. Email Address	
a. First Name	quired if different from a	applicant):	f more than one owner
a. First Name Same	quired if different from a		f more than one owner
a. First Name	quired if different from a		f more than one owner
a. First Name Same	quired if different from a		f more than one owner
a. First Name Same c. Organization	quired if different from a		g. Zip Code
a. First Name Same c. Organization d. Street Address	quired if different from a	b. Last Name	
a. First Name Same c. Organization d. Street Address e. City/Town	i. Fax Number	b. Last Name	
a. First Name Same c. Organization d. Street Address e. City/Town h. Phone Number	i. Fax Number	b. Last Name	
a. First Name Same c. Organization d. Street Address e. City/Town h. Phone Number Representative (if a	i. Fax Number	f. State j. Email address	
a. First Name Same c. Organization d. Street Address e. City/Town h. Phone Number Representative (if a	i. Fax Number	f. State j. Email address McManus	
a. First Name Same c. Organization d. Street Address e. City/Town h. Phone Number Representative (if a	i. Fax Number	f. State j. Email address McManus	
a. First Name Same c. Organization d. Street Address e. City/Town h. Phone Number Representative (if a Paul a. First Name EcoTec, Inc	i. Fax Number	f. State j. Email address McManus	
a. First Name Same c. Organization d. Street Address e. City/Town h. Phone Number Representative (if a Paul a. First Name EcoTec, Inc c. Company	i. Fax Number	f. State j. Email address McManus	
a. First Name Same c. Organization d. Street Address e. City/Town h. Phone Number Representative (if a Paul a. First Name EcoTec, Inc c. Company 102 Grove Street	i. Fax Number	f. State j. Email address McManus	g. Zip Code
a. First Name Same c. Organization d. Street Address e. City/Town h. Phone Number Representative (if a Paul a. First Name EcoTec, Inc c. Company 102 Grove Street d. Street Address	i. Fax Number	f. State j. Email address McManus b. Last Name	
a. First Name Same c. Organization d. Street Address e. City/Town h. Phone Number Representative (if a Paul a. First Name EcoTec, Inc c. Company 102 Grove Street d. Street Address Worcester	i. Fax Number	f. State j. Email address McManus b. Last Name	g. Zip Code O1605 g. Zip Code

237.50

b. State Fee Paid

500.00

a. Total Fee Paid

262.50

c. City/Town Fee Paid



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A. General Information (continued)

6.	General Project Description:		
	Construction of single family home, including the in	stal	lation of driveways, utilities and site grading
7a.	Project Type Checklist: (Limited Project Types see	Sec	etion A. 7b.)
	1. Single Family Home	2.	□ Residential Subdivision
	3. Commercial/Industrial	4.	☐ Dock/Pier
	5. Utilities	6.	☐ Coastal engineering Structure
	7. Agriculture (e.g., cranberries, forestry)	8.	☐ Transportation
	9. Other		
7b.	Is any portion of the proposed activity eligible to be Restoration Limited Project) subject to 310 CMR 10	.24	(coastal) or 310 CMR 10.53 (inland)?
			oject applies to this project. (See 310 CMR list and description of limited project types)
	If the proposed activity is eligible to be treated as ar CMR10.24(8), 310 CMR 10.53(4)), complete and at Project Checklist and Signed Certification.	n Ec tach	ological Restoration Limited Project (310 Appendix A: Ecological Restoration Limited
8.	Property recorded at the Registry of Deeds for:		
	NORFOLK COUNTY REGISTRY OF DEEDS.		
	a. County		ertificate # (if registered land)
	Book 41109 c. Book		ge 423
B.	Buffer Zone & Resource Area Impa		3
1.	☐ Buffer Zone Only – Check if the project is locate		
••	Vegetated Wetland, Inland Bank, or Coastal Re	sour	ce Area.
2.	Inland Resource Areas (see 310 CMR 10.54-10 Coastal Resource Areas).	.58;	if not applicable, go to Section B.3,
	Check all that apply below. Attach narrative and any project will meet all performance standards for each	sup of t	oporting documentation describing how the ne resource areas altered, including

standards requiring consideration of alternative project design or location.



For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

	Resource Area		Size of Proposed Alteration	Proposed Replacement (if any)
	a. 🔲	Bank	N/A 1. linear feet	2. linear feet
	b. 🗌	Bordering Vegetated Wetland	1. square feet	2. square feet
	с. 🗌	Land Under Waterbodies and Waterways	N/A 1. square feet N/A 3. cubic yards dredged	2. square feet
	Resour	ce Area	Size of Proposed Alteration	Proposed Replacement (if any)
	d. 🗌	Bordering Land Subject to Flooding	1. square feet	2. square feet
	е. 🔲	Isolated Land Subject to Flooding	3. cubic feet of flood storage lost N/A 1. square feet N/A 2. cubic feet of flood storage lost	4. cubic feet replaced
	f. 🛛	Riverfront Area	Name of Waterway (if available) - spec	cubic feet replaced ify coastal or inland
	2.	Width of Riverfront Area (check one):	
		25 ft Designated De	nsely Developed Areas only	
	☐ 100 ft New agricult		ral projects only	
		200 ft All other proje	ects	
	3. Total area of Riverfront Are		a on the site of the proposed project	square feet
	4.	Proposed alteration of the R	liverfront Area:	Squale leet
	a. t	otal square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
	5. l	Has an alternatives analysis	been done and is it attached to this	s NOI? ☐ Yes ☒ No
	6. \	Nas the lot where the activity	ty is proposed created prior to Augu	rst 1, 1996? X Yes No
3.	☐ Coa	astal Resource Areas: (See	310 CMR 10.25-10.35)	
	Note: 1	for coastal riverfront areas,	please complete Section B.2.f . abo	ove.



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,
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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users: Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Resou	rce Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. 🔲	Designated Port Areas	Indicate size under Land Un	der the Ocean, below
b. 🔲	Land Under the Ocean	N/A 1. square feet N/A 2. cubic yards dredged	
с. 🗌	Barrier Beach	Indicate size under Coastal B	eaches and/or Coastal Dunes below
d. 🔲	Coastal Beaches	N/A 1. square feet	2. cubic yards beach nourishment
е. 🗌	Coastal Dunes	N/A 1. square feet	2. cubic yards dune nourishment
		Size of Proposed Alteration	Proposed Replacement (if any)
f.	Coastal Banks Rocky Intertidal Shores	N/A 1. linear feet N/A 1. square feet	
h. 🔲	Salt Marshes	N/A	
i. 📄	Land Under Salt Ponds	square feet N/A square feet	2. sq ft restoration, rehab., creation
j. 🔲	Land Containing Shellfish	cubic yards dredged N/A square feet	_
k. 🗌	Fish Runs		anks, inland Bank, Land Under the der Waterbodies and Waterways,
		N/A	_
I. 🔲	Land Subject to Coastal Storm Flowage	1. cubic yards dredged N/A 1. square feet	_
If the p	footage that has been ente	restoring or enhancing a wetlan ered in Section B.2.b or B.3.h at	d resource area in addition to the pove, please enter the additional
a. square	e feet of BVW	b. square feet o	f Salt Marsh
☐ Pro	oject Involves Stream Cros		
N/A			
a. numbe	er of new stream crossings	b. number of re	placement stream crossings

4.

5.



Massachusetts Department of Environmental Protection

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C.	Other Applicable Standards and I	Requirements			
	This is a proposal for an Ecological Restoration complete Appendix A: Ecological Restoration (310 CMR 10.11).	on Limited Project. Skip Section C and Limited Project Checklists – Required Actions			
Str	reamlined Massachusetts Endangered Spec	cies Act/Wetlands Protection Act Review			
1.	Is any portion of the proposed project located in Estimated Habitat of Rare Wildlife as indicated of the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the Massachusetts Natural Heritage Atlas or go to http://maps.massgis.state.ma.us/PRI EST HAB/viewer.htm.				
	a. Yes No If yes, include proof of n	nailing or hand delivery of NOI to:			
	Division of Fisheries a 1 Rabbit Hill Road				
	b. Date of map Westborough, MA 015	81			
	If yes, the project is also subject to Massachusetts CMR 10.18). To qualify for a streamlined, 30-day, complete Section C.1.c, and include requested ma complete Section C.2.f, if applicable. If MESA supply completing Section 1 of this form, the NHESP was up to 90 days to review (unless noted exceptions in	MESA/Wetlands Protection Act review, please terials with this Notice of Intent (NOI); OR please of Int			
	c. Submit Supplemental Information for Endangere	ed Species Review*			
	1. Percentage/acreage of property to be a	altered:			
	(a) within wetland Resource Area	N/A percentage/acreage			
	(b) outside Resource Area	N/A percentage/acreage			
	2. Assessor's Map or right-of-way plan of	site			
!	Project plans for entire project site, including w wetlands jurisdiction, showing existing and propose tree/vegetation clearing line, and clearly demarcate	ed conditions, existing and proposed			
	(a) Project description (including description buffer zone)	on of impacts outside of wetland resource area &			
	(b) Photographs representative of the site				

wpaform3.doc • rev. 6/28/2016

^{*} Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

^{**} MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

Make	(c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory review/mesa/mesa fee schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and <i>mail to NHESP</i> at above address				
Project	Projects altering 10 or more acres of land, also submit:				
(d) 🗌	Vegetation cover type map of site				
(e) 🔲	Project plans showing Priority & Estimate	ated Habitat boundaries			
(f) Ol	R Check One of the Following				
1. 🗌	Project is exempt from MESA review. Attach applicant letter indicating which http://www.mass.gov/dfwele/dfw/nhesp the NOI must still be sent to NHESP if 310 CMR 10.37 and 10.59.)	/regulatory review/mesa/	mesa exemptions.htm:		
2.	Separate MESA review ongoing.	N/A a. NHESP Tracking #	N/A b. Date submitted to NHESP		
3.	Separate MESA review completed. Include copy of NHESP "no Take" dete Permit with approved plan.	·			
For coasta line or in a	I projects only, is any portion of the propfish run?	osed project located below	w the mean high water		
a. 🛛 Not a	applicable - project is in inland resource	area only b. 🗌 Yes	□ No		
If yes, inclu	ude proof of mailing, hand delivery, or ele	ectronic delivery of NOI to	either:		
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:					
Division of Marine Fisheries - Southeast Marine Fisheries Station Attn: Environmental Reviewer 1213 Purchase Street – 3rd Floor New Bedford, MA 02740-6694 Email: DMF.EnvReview-South@state.ma.us Division of Marine Fisheries - North Shore Office Attn: Environmental Reviewer 30 Emerson Avenue Gloucester, MA 01930 Email: DMF.EnvReview-North@state.ma.us					

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

3.



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Provided by MassDEP:

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C. Other Applicable Standards and Requirements (cont'd)

	4.	Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?			
Online Users: Include your document		a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). Note: electronic filers click on Website.			
transaction number		b. ACEC			
(provided on your receipt page) with all	5.	Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?			
supplementary information you		a. 🗌 Yes 🗵 No			
submit to the Department.	6.	Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?			
		a. Tyes No			
	7.	Is this project subject to provisions of the MassDEP Stormwater Management Standards?			
		 Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if: Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3) 			
		2. A portion of the site constitutes redevelopment			
		3. Proprietary BMPs are included in the Stormwater Management System.			
		b. No. Check why the project is exempt:			
		1. Single-family house			
		2. Emergency road repair			
		3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.			
	D.				
		This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).			
		Applicants must include the following with this Notice of Intent (NOI). See instructions for details.			
		Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.			
		1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)			

Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative

to the boundaries of each affected resource area.

2.



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City/Town

D.	Additional	Information	(cont'd)
_			VOCITE OF

	(00111.4)	
3. 🗵		resource area boundary delineations (MassDEP BVW oplicability, Order of Resource Area Delineation, etc.), ethodology.
4. 🛚	List the titles and dates for all plans and	other materials submitted with this NOI.
	Plan of Land in Walpole, MA - Lot 24A No.	15 Pinnacle Drive
	a. Plan Title	
	Glossa Engineering, Inc	John Glossa
	b. Prepared By	c. Signed and Stamped by
	March 6, 2023	1" = 20 Feet
•	d. Final Revision Date	e. Scale
3	f. Additional Plan or Document Title	g. Date
5.	If there is more than one property owne listed on this form.	r, please attach a list of these property owners not
6.	Attach proof of mailing for Natural Herita	age and Endangered Species Program, if needed.
7.	Attach proof of mailing for Massachuset	ts Division of Marine Fisheries, if needed.
8. 🛛	Attach NOI Wetland Fee Transmittal Fo	rm
9. 🗌	Attach Stormwater Report, if needed.	
E. Fee	 2s	
1. [of the Commonwealth, federally recognic authority, or the Massachusetts Bay Tra	seed for projects of any city, town, county, or district zed Indian tribe housing authority, municipal housing nsportation Authority.
Appli	icants must submit the following information Transmittal Form) to confirm fee payment:	(in addition to pages 1 and 2 of the NOI Wetland
	• •	0.4100.100
1853	nicipal Check Number	04/03/23
1854	•	3. Check date 04/03/23
	te Check Number	5. Check date
	Street Development Corp.	J. Official date
	yor name on check: First Name	7. Payor name on check: Last Name
	· · · · · · · · · · · · · · · · · · ·	ay a manta on anoon, East Haine



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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Ruis Petrozzi Pres.	04/03/23
1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.





A. Applicant Information

1. Location of Project: 15 Pinnacle Drive Walpole a. Street Address b. City/Town 1853 237.50 c. Check number d. Fee amount 2. Applicant Mailing Address: Louis Petrozzi a. First Name b. Last Name Wall Street Development Corp. c. Organization Two Warthin Circle d. Mailing Address Norwood MA 02062 e. City/Town f. State g. Zip Code 617-922-8700 lou@wallstreetdevelopment.com h. Phone Number i. Fax Number i. Email Address Property Owner (if different): a. First Name b. Last Name Same c. Organization d. Mailing Address e. City/Town f State g. Zip Code h. Phone Number i. Fax Number j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

B. Fees

Fee should be calculated using the following process & worksheet. Please see Instructions before filling out worksheet.

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



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NOI Wetland Fee Transmittal Form

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B. Fees (continued)			
Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
2 - Single Family			500.00
-		S	
		The state of the s	
			: :
	3	Para Para Para Para Para Para Para Para	
		-	
	Step 5/Te	otal Project Fee:	
	Step 6	Fee Payments:	
	Total	Project Fee:	500.00 a. Total Fee from Step 5
	State share	of filing Fee:	237.50 b. 1/2 Total Fee less \$12.50
	City/Town shar	e of filling Fee:	262.50 c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection Box 4062 Boston, MA 02211

b.) To the Conservation Commission: Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Affidavit of Service Under the Massachusetts Wetlands Protection Act & Walpole Wetlands Protection Bylaw

I, <u>Louis Petrozzi</u>, hereby certify under pains and penalties of perjury that on April 5, 2023, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Law Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in the connection with the following matter:

A Notice of Intent was filed under the Massachusetts Wetlands Protection Act and the Walpole Wetlands Protection Bylaw, by Wall Street Development Corp. with the Walpole Conservation Commission on April 5, 2023 for property located at 15 Pinnacle Drive - Assessors Map 19, Lot 182.

The form of notification and a certified list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.

Signature Setrozzi

4/05/2023 Date

NOTIFICATION TO ABUTTERS UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT CHAPTER 131, SECTION 40

AND

THE TOWN OF WALPOLE WETLANDS PROTECTION BY LAW

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the Walpole Wetlands Protection Bylaw, you are hereby notified of the following:

Wall Street Development Corp. (Applicant) has filed a Notice of Intent with the Walpole Conservation Commission for review of the following activity:

Description of Project: Construction of a single-family home located at 15 Pinnacle Drive in Walpole, MA. Said activity and construction includes the installation of all utilities, stormwater management and related site work.

The location of the proposed activity is off Warwick Road Assessors Map: 19 Lot 182

Street address: 15 Pinnacle Drive

Copies of the filing may be examined at the Walpole Conservation Commission office during their normal business hours (please call 508-660-7253) OR at the following Applicant or representative name:

Louis Petrozzi, President, Wall Street Development Corp. Address: Two Warthin Circle, Norwood, MA 02062 Phone number: 617-922-8700

Questions regarding the filing may be directed to the Conservation Commission at 508-660-7253 or the Applicant's representative (Please see above)

The public hearing will be held at the Walpole Town Hall, 135 School Street, Walpole, MA 02081. Information on the date and time of the hearing may be directed to the Conservation Commission or the applicant's representative at the above numbers.

NOTE: Notice of the public hearing, including date, time, and place:

- 1. Will be published at least five (5) days in advance in the Hometown Weekly Walpole Edition
- 2. Will be posted at the Town Clerk's Office and on the town web site no less than forty-eight (48) hours in advance of the public hearing.

NOTE: You may also contact the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call Southeast Regional Office at (508) 946-2836. ONS WHAS I SHE STORY



CONSERVATION COMMISSION TOWN HALL 135 School Street Walpole, MA 02081 Phone (508) 660-7268

CERTIFIED ABUTTERS LIST REQUEST

Date:	
I request an abutter's list within 300 feet of the site of intent for the CONSERVATION COMMISSION.	·
Name of Applicant: WALL Street Development Corp	
Address: PO. Box 272, Westward, MA ozogo	
Telephone: 617-922-8700	
Location: 9+15 PINNIXLE DEINE	
Map 19, Parcels 183, 182, 183-2, 183-1 183-4, 1	\$35
I understand that I am to pay a fee of \$1.50 per abutter, to the Board of Assessors, for this list. However, if an abutter's list is required by the Board of Appeals, this same list may be used by the Conservation Commission. The list may take up to 2 weeks to generate.	183-6 183-7
	183-3
Received by Assessors - Date: TIME:	



Board of Assessors
John R. Fisher, Chair
Richard J. Zaccaro, Clerk
Denise A. Ellis, Member

TOWN OF WALPOLE Commonwealth of Massachusetts

Phone (508) 660-7315 Fax (508) 906-3598 E-mail: Assessors@walpole-ma.gov Town Hall 135 School Street Walpole, MA 02081

March 28, 2023

I, Dennis J. Flis, Director of Assessing for the Board of Assessors in the Town of Walpole, hereby certify that the following are the current owners as of January 1, 2023; for FY 23.

The land being shown on the Assessors Map for the Town of Walpole as the following:

Owner: Hasenjaeger, John T Parcel: 19-183 Address: 9 Pinnacle Drive Owner: Hasenjaeger, John T Parcel: 19-182 Address: 15 Pinnacle Drive Owner: Corbett, David R & Holly A Parcel: 19-183-2 Address: 7 Pinnacle Drive Owner: Alex, Gary & Maria Parcel: 19-183-1 Address: 11 Pinnacle Drive Owner: Hasenjaeger, John T 19-183-4 Parcel: Address: Pinnacle Drive Owner: Hasenjaeger, John T Parcel: 19-183-5 Address: Pinnacle Drive Hasenjaeger, John T Owner: Parcel: 19-183-6 Address: Pinnacle Drive Hasenjaeger, John T Owner: Parcel: 19-183-7 Pinnacle Drive Address: Owner: Thompson, Preston Leroy & Danielle Ayers Parcel: 19-183-3 3 Pinnacle Drive Address:

Together with the attached lists of owners of all adjoining land of said abutters within 300 feet of the property lines.

Dennis J. Flis

Director of Assessing

Attachments

19/ 171/ / / ANDREWS CHRISTOPHER M & ASHLEY C 4 MISTY LN WALPOLE, MA 02032 19/ 164/ FIDANOS ANTONIOS & ANASTASIA 36 PINNACLE DR E WALPOLE, MA 02032 19/ 175/ **KNOTH BRIAN DAVID &** KAREN CHAOSHEN KNOTH 43 PINNACLE DR E WALPOLE, MA 02032 19/ 173/ BRADY KAREN A 12 MISTY LN E WALPOLE, MA 02032 165/ **CORSI BRIAN & CAMERON** 40 PINNACLE DR E WALPOLE, MA 02032 19/ 176/ DOWLING ROBERT L & CHRISTINE 39 PINNACLE DR E WALPOLE, MA 02032 19/ 172/ / / CONLON GLENN M & KERA J 8 MISTY LN E WALPOLE, MA 02032 174/ / / **FARRELL KEVIN C & ELIZABETH J** 7 MISTY LN WALPOLE, MA 02081 19/ 155/ WALPOLE TOWN OF 135 SCHOOL STREET WALPOLE, MA 02081

179/ PORTANOVA KENNETH A & DRISCOLL D 27 PINNACLE DR E WALPOLE, MA 02032 19/ 168/ WALPOLE TOWN OF 135 SCHOOL STREET WALPOLE, MA 02081 19/ 181/ MORAN DENNIS V & LAUREN A 19 PINNACLE DR E WALPOLE, MA 02032 19/ 177/ SPIDI ELAINE P 35 PINNACLE DR E WALPOLE, MA 02032 19/ 180/ HASENJAEGER JOHN T & KATHRYN 23 PINNACLE DR E WALPOLE, MA 02032 178/ / / HARRISON JASON B & JENIFER L 31 PINNACLE DR E WALPOLE, MA 02032 1 1 19/ 182/ HASENJAEGER JOHN T P O BOX 661 NORWOOD, MA 02062 **HEE CORWIN A & JENNIFER A** 20 PINNACLE DR E WALPOLE, MA 02032 19/ 156/ **BRIGHAM NED J & MARY E** 4 PINNACLE DR E WALPOLE, MA 02032

LANIA ERIK R & DIANE M 28 PINNACLE DR E WALPOLE, MA 02032 19/ 158/ / / **GUIDOBONI JOSEPH P & JENNIFER** 12 PINNACLE DR E WALPOLE, MA 02032 19/ 157/ / / MARTIN SEAN WAYNE & JANINE **PAULA** 8 PINNACLE DR E WALPOLE, MA 02032 19/ 161/ 1 MEEHAN SCOTT A & CHRISTINA M 24 PINNACLE DR E WALPOLE, MA 02032 19/ 159/ / / PIASECKI JAMES E & OCHS-PIASECKI J & P REALTY TRUST 16 PINNACLE DR E WALPOLE, MA 02032 19/ 183/ / HASENJAEGER JOHN T P O BOX 661 NORWOOD, MA 02062 19/ 163/ / - 1 STROMBERG DANIEL CHEUNG KIMMI 32 PINNACLE DR E WALPOLE, MA 02032 19/ 153/ / / THIAGO WESLEY G & ELAINE G 3 HEMLOCK ST E WALPOLE, MA 02032 19/ 154/ / / SINGLE CHARLES A JR & KAREN F **135 EAST STREET** E WALPOLE, MA 02032

19/ 162/ / /

19/ 184/ / /
PARISI DENISE L TR & L A TRUST
C/O MICHAEL LAMPERTI
599 SOUTH ST
WALPOLE, MA 02081

19/ 170/ / /
PARISI DENISE L TR & L A TRUST COMICHAEL LAMPERTI
599 SOUTH ST
WALPOLE, MA 02081

19/ 169/ / / WALPOLE TOWN OF-CC 135 SCHOOL ST WALPOLE, MA 02081

19/ 186/ / /
TRUSTEES OF RESERVATIONS
ATTN IAN KANE
572 ESSEX ST
BEVERLY, MA 01915

20/ 6/ 1/ /
DUNN RICHARD W & RACHEL C TRS
DUNN FAMILY REALTY TRUST
4 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 2/ / GROSSMAN JASON G & PAULA 6 RIVERWALK LN E WALPOLE, MA 02032

20/ 6/ 3/ /
FOLINO JAMES J TR
FOLINO FAMILY REALTY TRUST
8 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 4/ / RYAN GREGORY 10 RIVERWALK LN E WALPOLE , MA 02032

20/ 6/ 5/ /
THORNTON CARMELA C TR
CARMELA C THORNTON TRUST
12 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 6/ /
THE HARSFIELD FAMILY TRUST
HARSFIELD JEFFREY C & KAREN S
TR
14 RIVERWALK LN
E. WALPOLE, MA 02032

20/ 6/ 7/ /
GONDELMAN INA A & STEVEN M
TRS
INAST REALTY TRUST
16 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 8/ /
SHERMAN PAUL C & GOLTSHALK
AMY I
SHERMAN FAMILY 2012
IRREVOCABLE
18 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 9/ /
DANIEL KATHLEEN A TR
KATHLEEN A DANIEL REVOCABLE
TRUS
20 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 10/ /
RISEMAN DAVID A & ARLENE A
22 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 11/ /
CREEGAN PAUL F JR & HELEN M
24 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 12/ LING STEVEN L & YU SHERRI 26 RIVERWALK LN E WALPOLE, MA 02032

20/ 6/ 13/ / URBAN JEAN E 28 RIVERWALK LANE E WALPOLE, MA 02032

20/ 6/ 14/ /
GOLDBERG HOWARD E &
CHARLOTTE
27 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 15/ BEAUDOIN JANET M 25 ROSE COURT WAY E WALPOLE, MA 02032

20/ 6/ 16/ /
DONOVAN ANTHONY S & JUDITH A
23 ROSE COURT WAY
E WALPOLE. MA 02032

20/ 6/ 17/ / NASSON RONALD V & IRIS M 21 ROSE COURT WAY E WALPOLE, MA 02032

20/ 6/ 18/ /
RUBIN RONALD L & SUZAN F
19 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 19/ / MAZZOCCA RICHARD & JOAN 17 ROSE COURT WAY E WALPOLE, MA 02032

20/ 6/ 20/ /
GOLDBERG LESLIE G TR
15 ROSE COURT REALTY TRUST
15 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 21/ /
POLLACK BRENDA S TR
BRENDA S POLLACK TRUST
AGGREEMEN
11 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 22/ / BARRETT THOMAS W III & LEA J 9 ROSE CT E WALPOLE, MA 02032

20/ 6/ 23/ / MOISE NICHOLAS K & JEAN E 4 ROSE COURT WAY E WALPOLE, MA 02032 20/ 6/ 24/ /
GRUPP ELLIOT S & BARBARA H
6 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 25/ /
GRIFFITHS RICHARD R JR &
THARRET
8 ROSE COURT WAY REALTY
TRUST
8 ROSE CT
E WALPOLE, MA 02032

20/ 6/ 26/ /
SUGAI GEORGE M &
FERNANDEZ ELIZABETH R TRS
SUGFER
10 ROSE COURT WAY
E WALPOLE. MA 02032

20/ 6/ 27/ /
KECHES STEPHEN A & MARJORIE A
TR
KECHES STEPHEN A & MARJORIE A
R
12 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 28/ /
LAMBE TIMOTHY J TR
LAMBE REALTY TRUST
14 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 29/ / SALVATORE ROCCO J JR & ELPIS S 16 ROSE COURT WAY E WALPOLE, MA 02032

20/ 6/ 30/ / WAYLER BARRY P & DEBORAH S 18 ROSE COURT WAY E WALPOLE, MA 02032

20/ 6/ 31/ / KOBEY DAVID & LYNN S 20 ROSE COURT WAY E WALPOLE, MA 02032

20/ 6/ 32/ / BETRO PETER A JR 15 WASHINGTON GREEN E WALPOLE, MA 02032 20/ 6/ 33/ /
SCALLY JOSEPH W & HELEN F TRS
SCALLY HELEN F REVOCABLE
TRUST
24 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 34/ /
STOREY WILLIAM D III & RYAN
MARY
WILLIAM D STOREY III REVOCABLE
T
26 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 35/ /
FLAHERTY ROBERT J & THERESA M
TR
FLAHERTY REVOCABLE TRUST
28 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 36/ /
PERRY CHRISTOPHER JAMES &
KOKERN ,
30 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 37/ /
CALLAHAN FREDERIC D & KATHY A
32 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 38/ /
ROWEAN ROBERT & ROWEANFINLEY KI
ROWEAN IRREVOCABLE TRUST
34 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 39/ / HARDCASTLE ROBERT TR 36 ROSE COURT REALTY TRUST 36 ROSE COURT WAY E WALPOLE, MA 02032

20/ 6/ 40/ /
BOWLER MICHAEL JOSEPH &
KATHLEEN
38 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 41/ / MARINI V JAMES & LESLIE C 17 RIVERWALK LN E WALPOLE, MA 02032 20/ 6/ 42/ / ALIGHIERI THOMAS F & LORI K 15 RIVERWALK LN E WALPOLE, MA 02032

20/ 6/ 43/ / SUTTON ANN R 11 RIVERWALK LN E WALPOLE, MA 02032

20/ 6/ 44/ /
SIROIS JOSEPH L &
CRONIN KRISTIN A
9 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 45/ /
RUSSI WADIA &
FLAHERTY PATRICIA A
7 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ / / OHC BIRD POND LLC RIVERWALK COMMONS

E WALPOLE, MA 02032

19/ 183/ 1/ /
ALEX GARY & MARIA
11 PINNACLE DRIVE
E WALPOLE, MA 02032

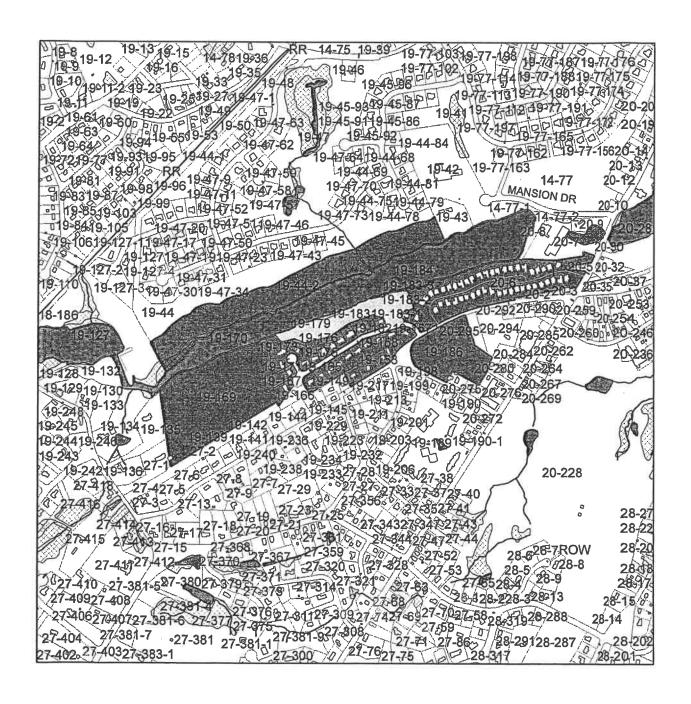
19/ 183/ 2/ / CORBETT DAVID R & HOLLY A 7 PINNACLE DRIVE E WALPOLE, MA 02032

19/ 183/ 3/ /
THOMPSON PRESTON LEROY &
DANIELL
3 PINNACLE DR
E WALPOLE, MA 02032

19/ 183/ 4/ / HASENJAEGER JOHN T P O BOX 661 NORWOOD, MA 02062

HASE P O B	183/ NJAEGER OX 661 /OOD, MA		т′
HASE P O B	183/ NJAEGER OX 661 /OOD, MA	JOHN	
HASE P O B	183/ NJAEGER OX 661 /OOD, MA	JOHN	
WALP 135 S	44/ OLE TOWI CHOOL ST OLE, MA 0	V OF-C	ec .
KURK 48 PIN	167/ ER ROBEF INACLE DF LPOLE, MA	RT W & R	/ ANGELINA T
POLIN NADIN 37 HE	152/ I GREGOR IE M COUZ MLOCK ST WALPOLE	Y J & 'A-POL	
REES 41 HE	151/ AN RICHAI MEGAN E MLOCK ST -POLE, MA		

-183,19-182,19-183-2,19-183-1,19-183-4,19-183-5,19-183-6,19-183-7,19-183-3





State Use Print Date 3/zo/2023 10:34:52 A	WALPOLE, MA	Board of Assessors	(508) 660-7315	GOVERNMENT	X.	1310 310,000	Total 310,000		0	0	357,800	357,800	357,80	Yes Same and the	Purpost/Result	No Change in Value Building Permit Subdivided Lot Value Change No Change in Value Value Change		Adj Unit P Land Value		Total Land Value 357,800
	Asset	357,800			0 357,800 MENTS (HISTORY)	Assessed V Year 329,800 2021	329,800	A CORPORATION OF THE CORPORATION	Card)	(Bldg)	(Spig	/alue	Value	HANG	-+	40 No Cy BP Buildi 60 Subdi 45 Value 45 Value 60 No Cy 61 Subdi 62 Subdi	1 1	Location Adjustment A	1.0000	Total La
1 Card # 1 of	NT ASSES	1310 357,800			Total 357,800 357,800 PREVIOUS:4SSESSIMENTS (HISTORY)	Assessed Year Code 357,800 2022 1310	357,800 Total 329,800 Total Total		Appraised Bidg. Value (Card)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg) Special Land Value	Total Appraised Parcel Value	<u></u>		0	04-06-2021 21 07-07-2013 DF 04-17-2013 PS 07-17-2012 12 03-24-2009 DF 04-16-2008 DF		Notes	TLANDS	
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# Gp	STRT (ROAD - LOCATION 1 Paved 2 Suburban		. DATA Attached Document	Plans	Assoc Pid#	V V 400,000	OTHER ASSESSMENTS	iption Number		Tracing					Comp Date Comp		LAND LINE VALUATION SECTION	dj Site Index Cond. Nbhd.	00 5 1.00 0080 00 5 0.75 EXAC	otal Land Area 3.63
Map ID	2 Public Water STR1		SUPPLEMENTAL		J3_2883/U3	70 08-27-2015 U 80 02-11-2000 U 73 03-04-1996 U 54 05-22-1991		unt Code Description	0.00	B	NOTES			BUILDING PERMIT RECORD	unt Insp Date % C			nits Unit Price Size Adj	SF 5.90 1.00000 AC 18,500.00 1.00000	3.63 AC Parcel To
Account # D020279011	00	4 Rolling	Att Prel ID Census 4112: Old ID D279-A-2 Lot # LOT 25C	•	GIS ID F_73100 BK-VOL/PAGE	33435 0170 14000 0480 11248 0173 08928 0254	NG.	Amount	Total	Nbhd Name				19	Description Amo		1	e Land Type Land Units	43,560	Total Card Land Units 3.6
ati. J PINNACLE DR 324	CURRENT OWNER		1 MA 02062	fress;	RECORD OF OWNERSHIP	HASENJAEGER JOHN T HASENJAEGER JOHN TR CARVALHO HELEN FINANCIAL INVESTMENT CORP	EXEMPTIONS		-	*				П	Issue Date Type		Charles A.	e Description Zone	Res Land GR Res Land GR	Total Ce
Property Locativ	HASENJAEGER JOHN T		P O BOX 661 NORWOOD	Building Address:	RECO	HASENJAEGER JOHASENJAEGER JOCARVALHO HELEN FINANCIAL INVEST	and the second s	Year Code		DADA DADA					Permit Id			B Use Code	1 1310	

Property Locat. 15 PINNACLE DR Vision ID 292	E DR Account #	D020279035	<u>0</u>	19/	Bldg #	~_	S	Name 1 of	Card #	# 1 of 1		State Use Print Date 3/2	3/z6/2023 10:35:16 A	35:16 A
HASEN JAEGER JOHN T	TO 1 Level	00		STRT / ROAD	2	LOCATION Suburban	A 10 Sec. 20	C Description	CURRENT ASSESSMENT Code Assessed	SESSMENT Assessed	Assessed	Service of the servic	WALPOLE, MA	E, MA
	4 Rolling		3 Public Sewer				RES LAND	Q.	1300	231,400		400	Board of Assessors	sessors
P O BOX 661	0.000000	OF STATE OF	SUPPLEMENTALD	HAL DATA	A CONTRACTOR OF THE PERSON NAMED IN COLUMN NAM	NEW YORK							135 School St Valnole, MA 020	ol St
CACCO AM GOOWGON		2		Document	ent.		,						(508) 660-7315	7315
ress:	Lot # Lot Size	LOT 24A 20,025 SF.		Plans								_	VISION GOVERNMENT SOLUTIONS	MENT
15 PINNACLE DR	GIS ID	F_731109_2883683	2883683	Assoc Pid#	#Pic				Total	231 400		231 400		
**************************************	200	BK-VOL/PAGE SALE DATE	SALEDATE	2/0	SALE PRICE	PRICE	2007	- V	PREVIOUS	ASSESSA	ENTS (HIST	활	4	7 × ×
HASENJAEGER JOHN T HASENJAEGER JOHN TTR CARVALHO HELEN FINANCIAL INVESTMENT CORP	33435 12432 11248 08928	0170 0272 0173 0254	08-27-2015 04-16-1998 03-04-1996 05-22-1991	>>>	4	400,000 0	-	1300	231,400 2022	1300	214,300 2	2021 1	1300	202,100
	- INCHEDITIONS				THE STATE OF	10000		Total	231,400	Total	214,300		Total	202,100
Year Code Desc	Description	Amount	Code	Description	Number	ber	Amount	Comm Int	ins signature ad	cknowleuges	Firs signature acknowledges a visit by a Data Collector of Assessor	ollector of a	Assessor	
									SCHOOL STRINGS OF STREET	APPRA	APPRAISED VALUE SUMMARY	SUMMA	RY	
	Total		00.00						Appraised Bldg. Value (Card)	g. Value (C	ard)			0
	2. 2. (A. 20)	112	ASSESSING NEIGHBORHOOD	3,		10 Sec. 2.24	1-130E-NUPSEUTH 3		Appraised Xf (B) Value (Bldg)	(B) Value (B	(gp)			0
Nahd	Nohd Name		œ		Tracing		Batch	E	Appraised Ob (B) Value (Bldg)	(B) Value (Bldg)	-		0
100	# A A A A A A A A A A A A A A A A A A A		NOTES	S. Harriston, Gara	0.0000000000000000000000000000000000000	- 11 - 2 - 11 - 11 - 11 - 11 - 11 - 11			Appraised Land Value (Bldg)	nd Value (Bl	(dg)			231,400
IT 7/2013									Special Land Value	Value				0
CHECK FY 15									Total Appraised Parcel Value	ed Parcel Va	alue			231,400
									Valuation Method	thod		•		O
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			- Annual Control						Total Appraised Parcel Value	ed Parcel V	alue	_		231,400
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	-	1			╌				04-04-2017	1		No Ch	No Change in Value	0
									07-07-2013 04-17-2012 03-24-2009 04-16-2008 05-16-2005		8 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4		Building Permit No Change in Value No Change in Value Value Change Subdivided Lot	.
		200	3,027	LAND	LINE VAL	UATION	AND LINE VALUATION SECTION		07-07-2003	- - -		Value	Value Change Into Error	Frror
B Use Code Description	Zone Land Type	Land Units	Unit Price	Size Adj Si	Site Index C	Cond. Nb	Nbhd. Nbhd. Adj		Notes	-C	Location Adjustment		Adj Unit P La	Land Value
1 1300 Res Land	GR	20,025 SF	12.33	1.00000	rs.	0.75 00	0080 1.250	RESTRI.			1.0	1.0000	11.55	231,400
Tota	Total Card Land Units	s 0.46 AC		Parcel Total Land Area 0.46	ınd Area 0	.46					F	Total Land Value	l Value	231,400

Property Locat. / PINNACLE DR Vision ID 1025u8	Account #	D02-279-011	Map ID	19/ 1	83/ 2/ / Bldg #			Bldg Name Sec# 1 of	ame I of 1	Card #	# 1 of	q	State Use Print Date		3120/2023 10:35:37 A	5:37 A
CURRENT OWNER	TOPO	1888	UTILITIES	STRT/R	/ROAD 1	LOCATION	N	Depter		NT AS	SESSME		Se Seal Control	747	AN PIOGINA	MA
CORBETT DAVID R & HOLLY A								Description			Assessed		Assessed		ALTOLE,	Y Y
							2 2	RES BLDG		1010	434,700	002	434,700		Board of Assessors	SSOrs
7 PINNACLE DRIVE	THE WAY WAS TO		SUPPLEMENTALIDATA	TALIDAT	1 1 1 to	SECTION.	14-38 Te			2		3	2000		135 SCHOOL ST	12081
	Alt Prol 10 Census	4112:		Attached	ed nent									35	(508) 660-7315	315
E WALPOLE MA 02032 Building Address:	Lot Size	LOT 27A 17,998 SF.		Plans											VISION	ENT
7 PINNACLE DR	Photo GIS ID	F 731515 2883721	883721	Assoc Pid#	Pid#				-			9			SOLUTION	
RECORD OF OWNERSHIP	BK-V	BK-VOL/PAGE	SALEDATE	W W	7 SALE	SALE PRICE	VC	16		PREVIOUS ASSESSMENTS HISTORY	SASSES	SMENTS	(HISTORY)	N		2
CORBETT DAVID R & HOLLY A	30992	0032	02-01-2013	a		582,400	00	H	Asse	sed Year	ar Code	e Assessed V	sed V Year	Н	As	Assessed
HASENJAEGER DARREN HASENJAEGER JOHN TRUSTEE	30853	0146 0480	12-27-2012 02-11-2000	>>		-0		2023 1010 1010		306,700 2022 306,700	1010		382,800 2021 284,100	1010 1010		374,700 268,000
								Total		741,400	Total	al 66	006'999	- 12		642,700
	NS.					SESSM	ENTS	1		This signature acknowledges a visit by a Data Collector or Assessor	acknowledg	es a visit by	a Data Colle	ector or Ass	essor	
Year Code Description	c	Amount	9 00 00 00 00 00 00 00 00 00 00 00 00 00	Description	u Number	Jed	Amount		Comm							
									200	SEC. 17. 19. 11.	APP	RAISED	APPRAISED VALUE SUMMARY	JMMARY	7 363	SASSES
	Total	000	ļç						<	Appraised Bldg. Value (Card)	dg. Value	(Card)				431,500
		ASSESSIN	VEIGHBORH	1000			Sept 2	ALCOHOLD STATE	A	Appraised Xf (B) Value (Bldg)	(B) Value	≥ (Bldg)				3,200
	Nbhd Name		B	П	Tracing			Batch	\ 	Appraised Ob (B) Value (Bldg)	b (B) Valu	le (Bldg)				0
0800										Appraised Land Value (Bldd)	ind Value	(Blda)			- •	306 700
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									<u> </u>	Total Appraised Parcel Value	ed Parce	l Value			-	741,400
									_	Valuation Method	potte					O
			O TO THE OT							Total Appraised Parcel Value	sed Parce	el Value	sel Value		, -	741,400
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04 20 2023 DC	Doeidontial		den.		-	+=	7A11 3 F	NSTALL 3 DI ICTS EOR ADDI	ADDI	07-07-2021	-	L	8 8	Building Domit	armit	
11-02-2022 RS 10-04-2022 RS	Residential Residential	38,496 18,506	10.15			35 6	35 SOLAR PANELS 26 SOLAR PANELS	PANELS PANELS		05-13-2013 05-13-2013 01-04-2013				AC/SF Change Occupancy Permit	ange y Permit	
01-04-2013 OP	Residential Residential Occupancy	4,000		55		Z E O	FRONT STEPS OCCUPANCY	FPS Y		07-17-2012 03-24-2009 04-16-2008				Building Permit Value Change Building Permit	ermit nge srmit	******
12-0235 08-01-2012 RS IR	esidential	270.000		LAN	LAND LINE VALUATION SECTION	UATION	SECT	NO		c00Z-91-c0	ES.		1 60 18	Subdivide	ot	2.6
B Use Code Description Zone	Land Type	Land Units	Unit Price	Size Adj S	Site Index C	Cond. Nb	Nbhd. Nbl	Nbhd. Adj		Notes		Location	Location Adjustment	nt Adj Unit P		Land Value
1 1010 One Family GR		17,998 SF	13.63	1.00000	ς.	1.00	0080	1.250					1.0000		17.04	306,700
% 2															_	
Total Can	Total Card Land Units	0.41 AC	Par	cel Total L	Parcel Total Land Area 0.41	41							Tota	Fotal Land Value		306,700

Property Locat. 11 PINNACLE DR Vision ID 102607	Account #	D02-0279-011	Map ID	19/ 183	83/ 1/ / Bldg #			Bldg Name Sec # 1 of	ne of 1	Card # 1	of 1	State Use Print Date		28/2023	3/28/2023 10:35:55 A
CURRENT OWNER	TOPO	100	UTILITIES	STRT//	/ROAD	LOCATION	TION	Description	CURREN	CURRENT ASSESSMENT	MENT	Accesso		WALPC	WALPOLE, MA
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11 PINNACLE DRIVE	Alt Prol ID		OFFEENEWEN	Attac	hed		12							Walpole, (508) 6	Walpole, MA 02081 (508) 660-7315
E WALPOLE MA 02032	Census Old ID	4112: D279-A-2 LOT 26 & PAR A	۷ ~	Document	ment										
Building Address:	Lot Size	21,132 SF.		Plans										GOVER	GOVERNMENT
11 PINNACLE DR	GIS ID	F_731164_2883710	83710	Assoc	oc Pid#				Total		809.700	002 508	200		
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	Total	00.0							Apprai	Appraised Bldg. Value (Card)	alue (Cai	rd)			496,600
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e 3/28/2023 10:36:15 A	WALPOLE, MA Board of Assessors		NOISIA	SOLUTIONS		Code Assessed	Total 100			0	100	. 10	υ <u>[</u>		Purpost/Result	Subdivided Lot	Adj Unit P Land Value	13,875 100	Total Land Value 100
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79-A-2		D D279-A-2			BK-VOLIPAGE SAL			Amount	31 0.00 O.00 AFIGHBOBHOOD	a a	NOTES			BUILDING PERM	Amount		Land Units	0.010 AC	s 0.01 AC
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e 3/28/2023 10:38:31 A	Bo	135 School St Walpole, MA 02081 (508) 660-7315	VISION GOVERNMENT SOLUTIONS	1000	Code Assesse	tor or Assessor	MARY 600	0 0	100	0 100	O	100	Purpost/Result	Subdivided Lot	Adj Unit P Land Value	.0000 13,875 100	
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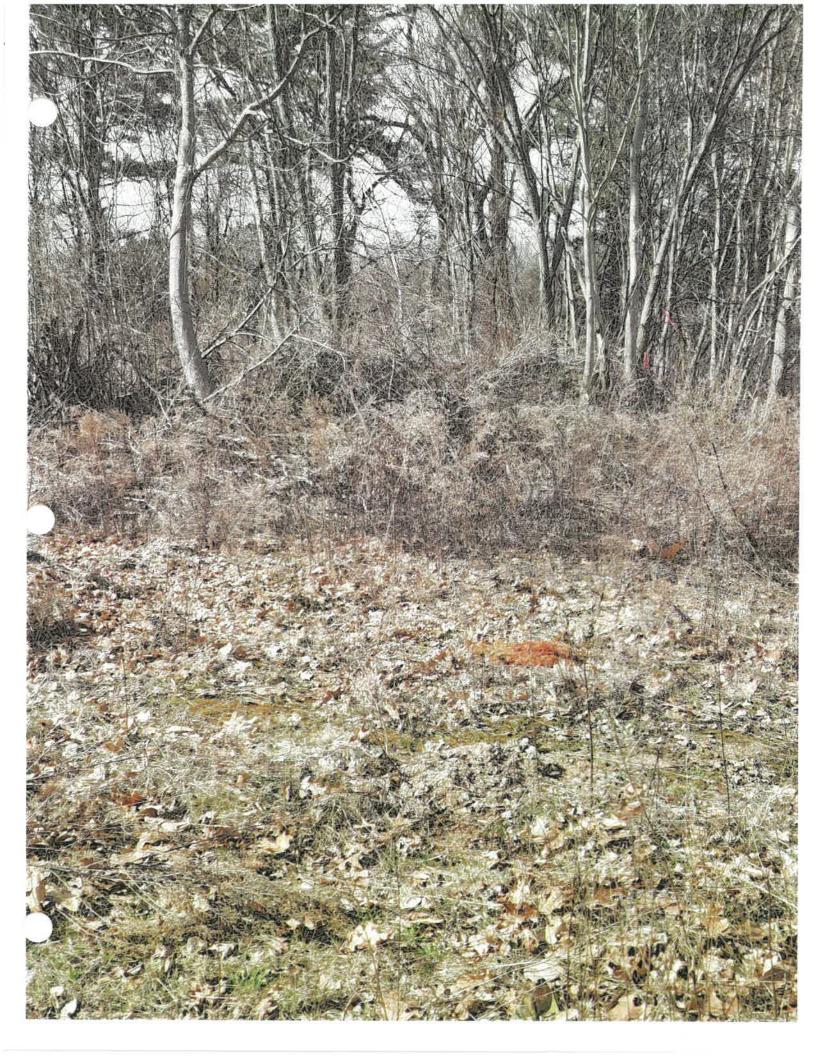
State Use Print Date 3/2s/2023 10:37:01 A	WAI POI F MA	Board of Assessors	135 School St	Walpole, MA 02081 (508) 660-7315	GOVERNMENT SOLUTIONS	1 mg	Assess	•	Total 300		¥1000	5 6	0	400	C	400	O ,	400	Pirmost/Dosult	d Lot	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	nit P Land Value	13,875 400	alue 400
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ocati, 103143	URRENT	EGER JOH	ū		dress:	UK ORD OF	GER JO			Code		And all the state of the state of	Nphd	EXAC	FIAND) 			Issue Date				Res Land	
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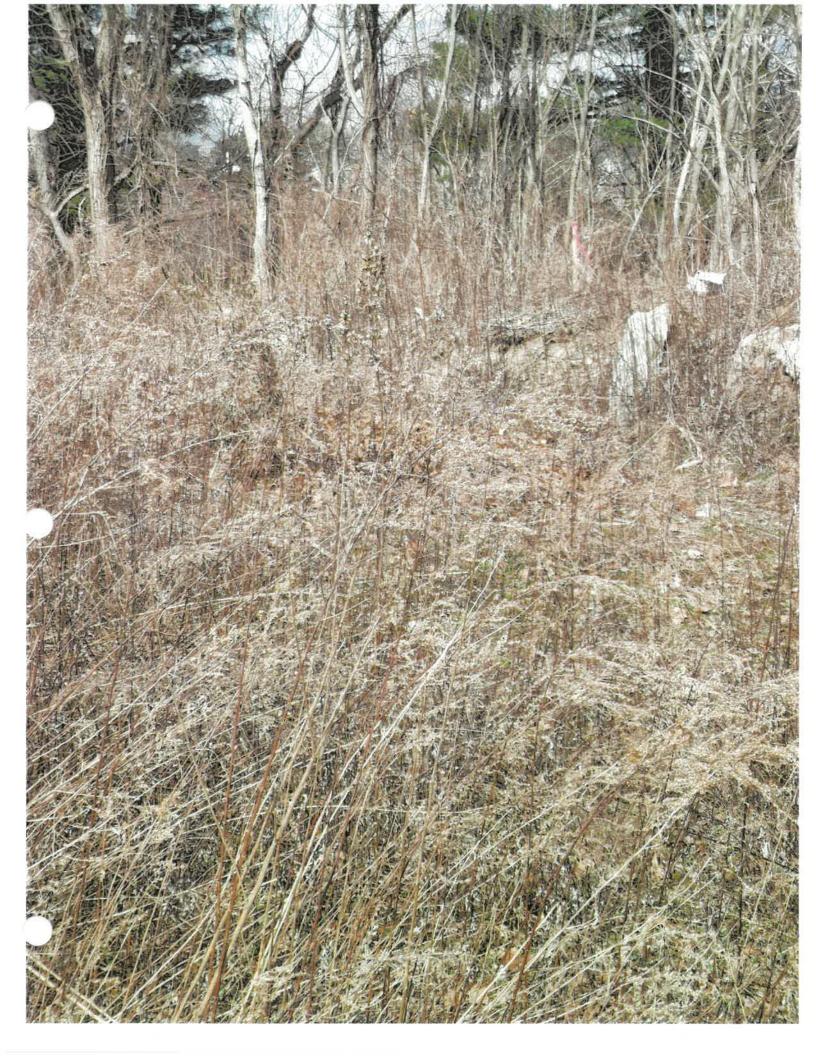
Property Loca Vision ID 1	a 3 PINNACLE DR 102609	CLE DR	Account #	2-0279-11	Map ID	19/ 1	83/ 3/ / Bldg #			Bldg Name Sec# 1 o	4⊷	Card #	1 of 1	State Use Print Date	Use Date 3/28	8/2023 11	State Use Print Date 3/28/2023 10:37:13 A
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Building Address:	ress:		Lot Size Photo	15,046 SF.		Pians	**								_	GOVERNMENT	MENT
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- 7											100	Total Annesised Darrel Value	Darcel Ve	9			007 478
. 90° t		CAL 200 U.S.	SECRETARY SECTION	BUILDING	BUILDING PERMIT RECORD	ORD	A.,		AC 0027	STATE OF STATE OF		Posinido d	VISIT	VISIT / CHANGE HISTORY	STORY	3	001,410
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B Use Code	e Description	Zone	e Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Cond. Nbhd. Nbhd. Adj	Notes	S	Log	Location Adjustment		Adj Unit P	Land Value
1010	One Family	R		15,046 SF	16.17	1.00000	က်	1.00	0800	1.250				1.0000		20.22	304,200
		Total C.	Total Card Land Units	0.35 AC		Parcel Total	al Land Area 0.35	0.35						Tot	Total Land Value	Value	304,200

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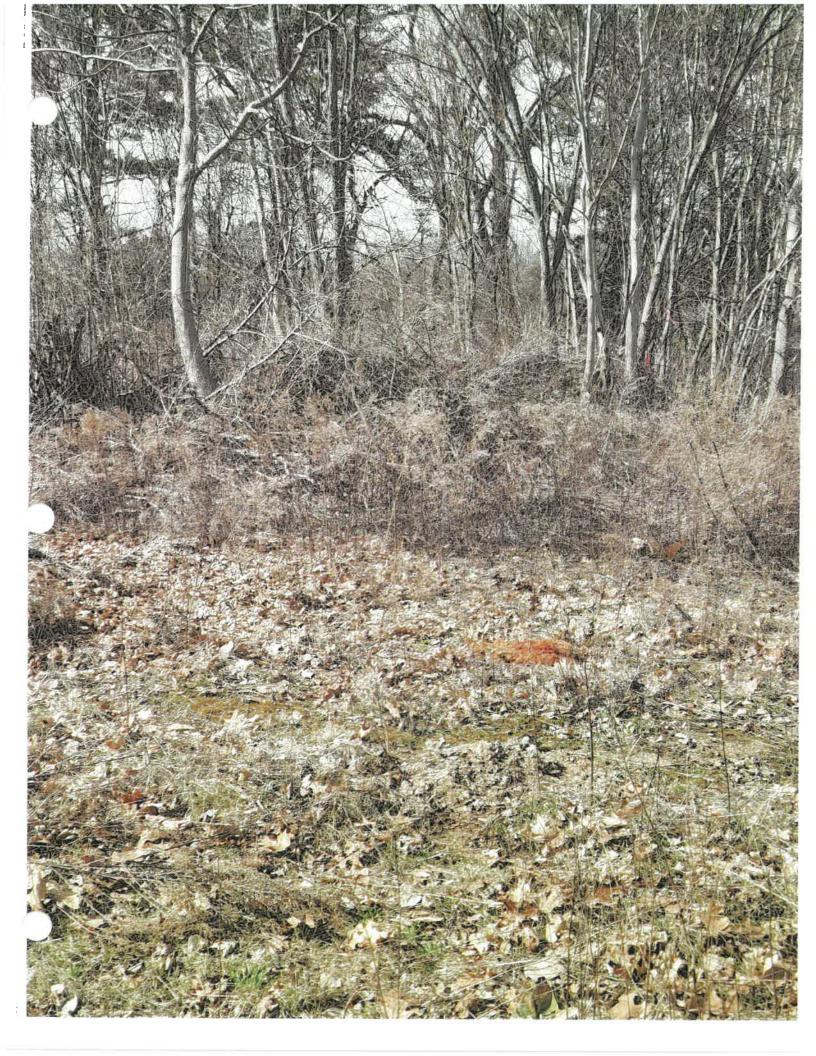
15 Pinnacle Drive Locus

15 PINNACLE DRIVE FILLED/DEGRADED RIVERFRONT AREA EXISTING CONDITIONS PHOTOS











WALPOLE, MASS. or me consormed in or managed PLAN OF LAND PINNACLE POINT DEFINITIVE LOT LAYOUT 29.00 E & BYTE A STREET 년 () EAST STREET BIPD POND (MENDAGET POND O-F E & BITAL 13,000,1 PINNACLE 107 EI STREET 70150 30, HEMLOCK SMUCE M.
CAMERON
9
CAROL L.
BERNOW 133818 133818 STREET

15 PINNACLE DRIVE

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street Worcester, MA 01605-2629

508-752-9666 - Fax: 508-752-9494

September 22, 2021

Lou Petrozzi
Wall Street Development Corp.
2 Warthin Circle
Norwood, MA 02062

via email: lou@wallstreetdevelopment.com

Re: Property off Pinnacle Drive, Walpole

Subject: Delineation of built structures and degraded areas

Dear Mr. Petrozzi:

This letter summarizes field delineations conducted by me at a portion of the former Bird Mill property located off Pinnacle Drive in Walpole. The delineations were completed in April and May of 2021, and represent the limits of portions of the existing built structures and some obviously degraded (by filling) areas at the site. Flagging described below has been field located and plotted on the site plan by GLM Engineering. I placed the following flags:

Flag Numbers	Basis of flagging
Pave-1 to Pave-10	Outer edge of bituminous concrete pavement
F-1 to F-7	Foundation edge
FA-1 to FA-4	Foundation edge
Wall A-1 to Wall A-2	Outer edge of concrete retaining wall
Wall B-1 to Wall B-6	Outer edge of concrete retaining wall
ED-1 to ED-40	Lower (north) edge of obvious dumped rubble
Bench-1 to Bench-13	Perimeter of concrete bench & stair structure overlooking Bird Pond

Please note that:

- Two additional retaining walls located to the southeast of the delineated pavement and retaining walls were undelineated because I was unsure as to whether these walls were on the subject property where I had access; and
- There may be additional areas degraded by dumping, in addition to the obvious rubble fill delineated by the "ED" flags. Further field evaluation and digging would be required to determine if this is the case.

I hope that this information is helpful. Please contact me if you have any questions concerning this or other matters.

September 22, 2021

Re: Property off Pinnacle Drive, Walpole

Subject: Delineation of built structures and degraded areas

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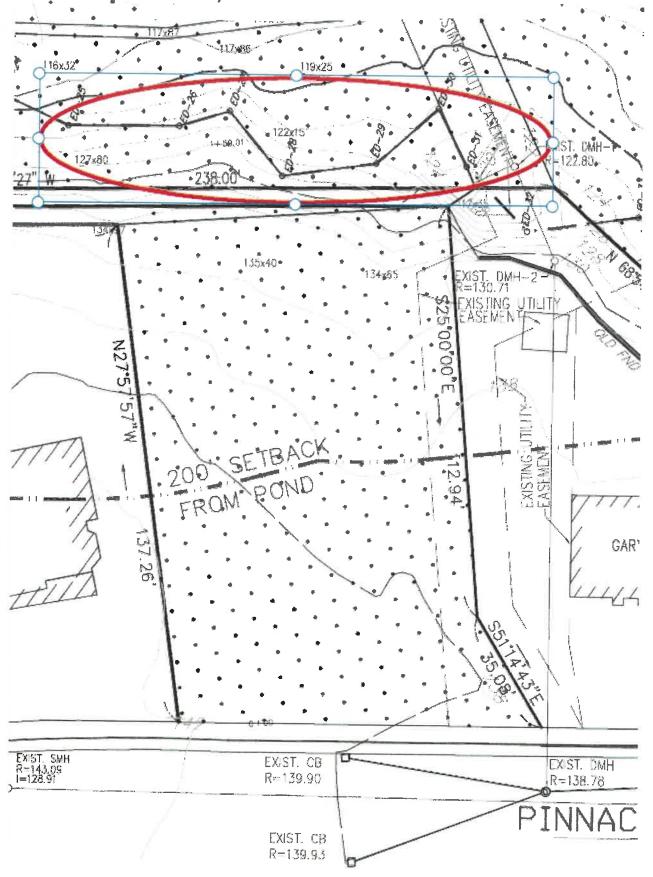
Sincerely,

Paul J. McManus, LSP, PWS

President

c: GLM Engineering

15 PINNACLE DRIVE FILLED/DEGRADED RIVERFRONT AREA



Site Photos: 15 Pinnacle Drive, Walpole. By: Paul McManus – EcoTec Inc. 3/21/2023



View of the lot from the street



View toward street from bottom of slope below flag ED - 30



Mound of fill, east side



View toward street from bottom of slope below flag ED-29

Site Photos: 15 Pinnacle Drive, Walpole. By: Paul McManus – EcoTec Inc. 3/21/2023



View toward street from bottom of slope below flag ED - 28



View toward street from bottom of slope below flag ED - 26



View toward street from bottom of slope below flag ED - 27



Surficial materials (appears to be shingle fragments)



Concrete slab dumped



Back side of dumped mound on east side

